

Approved 9-24-2009

**THE CHARTER CLUB OF MARCO BEACH®
BOARD OF DIRECTORS TELECONFERENCE MEETING
THURSDAY, JUNE 4, 2009**

The meeting was called to order at 11:00 a.m. by President, R. Lyman Wood in the management office at The Charter Club of Marco Beach, Marco Island, Florida. Board members in attendance via telephone were: Noel Briggs, Lee Huston, John Konarski, Jim MacArthur and Lyman Wood. Attending from Hilton Grand Vacations (HGV) were: Matt Fox – Resort Manager, Scott Shook – Assistant Resort Manager and Riki Martin – Administrative Assistant and Acting Recording Secretary for this meeting.

APPROVAL OF AGENDA

MOTION was made by Mr. Konarski and seconded by Mr. Huston to approve the agenda. Mr. Briggs voted aye, Mr. Huston voted aye, Mr. Konarski voted aye, Mr. MacArthur voted aye and Mr. Wood voted aye. **Motion carried unanimously.**

The Board of Directors discussed moving forward now with the living room refurbishment or looking into the possibility of doing the living room, dining room and master bedroom in the spring of 2010. This would allow review of all three areas together and allow a model unit to be built to give the owners the opportunity to express their options and make recommendations. The negative of this option is the six month delay in the remodeling project.

LIVING ROOM/PROJECT DISCUSSION

MOTION was made by Mr. Huston and seconded by Mr. MacArthur to proceed with the living room, dining room and master bedroom renovations in 2010. Mr. Briggs voted aye, Mr. Huston voted aye, Mr. Konarski voted aye, Mr. MacArthur voted aye and Mr. Wood voted aye. **Motion carried unanimously.**

MOTION was made by Jim MacArthur and seconded by Mr. Konarski to proceed with the model unit in 2009 to include living room, dining room and master bedroom. Mr. Briggs voted aye, Mr. Huston voted aye, Mr. Konarski voted aye, Mr. MacArthur voted aye and Mr. Wood voted aye. **Motion carried unanimously.**

MOTION was made by Mr. MacArthur and seconded by Mr. Briggs to install 42 inch HD TV's in all 80 units in 2009. Mr. Briggs voted aye, Mr. Huston voted aye, Mr. Konarski voted aye, Mr. MacArthur voted aye and Mr. Wood voted aye. **Motion carried unanimously.**

MOTION was made by Mr. MacArthur and seconded by Mr. Briggs to purchase smaller flat screen TV's for the master bedroom and move the existing master bedroom TV's to the guest bedroom. Mr. Briggs voted aye, Mr. Huston voted aye, Mr.

Konarski voted aye, Mr. MacArthur voted aye and Mr. Wood voted aye. **Motion carried unanimously.**

MOTION was made by Mr. Huston and seconded by Mr. Konarski to proceed with parking lot sealing and re-striping as planned. Mr. Briggs voted aye, Mr. Huston voted aye, Mr. Konarski voted aye, Mr. MacArthur voted aye and Mr. Wood voted aye. **Motion carried unanimously.**

The board voted to accept some of the recommendations made in a study done by Robert Stammer, PhD. of Vanderbilt University. Mr. Stammer recommends that the counter-clockwise flow of traffic in front of the North Building continue all the way around to include the side nearest the generator building. Parking spaces opposite the generator building will be changed from straight to angled parking. Signs that indicate car/van/SUV parking will be removed. All parking will be general parking. (Designated Handicap spots will remain).

OLD BUSINESS

Mr. Fox reported that as of today we have received 16 bids on the foreclosure week sale. The Board of Directors agreed that Mr. Fox should respond to Mr. Paul Boyd an owner at The Charter Club of Marco Beach regarding his concerns on the foreclosure sale.

ADJOURNMENT

MOTION was made by Mr. Konarski and seconded by Mr. Huston to adjourn the meeting. Mr. Briggs voted aye, Mr. Huston voted aye, Mr. Konarski voted aye, Mr. MacArthur voted aye and Mr. Wood voted aye. **Motion carried unanimously.**

Meeting adjourned at 11:50 a.m.